



## CITY of BEVERLY PLANNING BOARD

191 Cabot Street  
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### Mayor

Michael P. Cahill  
Planning Director  
Aaron Clausen  
Chairperson  
John Thomson  
Vice-Chair  
Ellen Hutchinson

### Members

Catherine Barrett  
Edwin Barrett, III  
Ellen Flannery  
David Mack  
James Matz  
Wayne Miller  
John Mullady

### AGENDA

#### REGULAR MEETING

Council Chamber, City Hall, third floor  
Tuesday, April 14, 2015  
7:00 p.m.

- Call to Order
- 1. Subdivision Approval Not Required Plans
  - a. 140 Colon Street – Estate of Barbara M. Rowell
  - b. 7 and 9 Shortell Avenue – David Cahill
  - c. 50 and 54 Boyles Street – R. Pape, S. Clerkin & Montrose School Park LLC
  - d. (if any)
- Recess for Public Hearings
  - Continued Public Comment Period & Public Hearing – Open Space Residential Design #5-14– Initial Review and Yield Plan - 8-lot Subdivision - 44 & 52 Standley Street – RC Realty Trust & Donna Sweeney
  - Continued Public Hearing – Special Permit Applications #143-15 and #144-15, Site Plan Review Application #115-15 and Inclusionary Housing Application #7-15 – Construct six-story residential building within mixed use development, relocation of existing freestanding sign and to allow payment of a fee in lieu of providing affordable units on site – 181 Elliott Street (aka 201 Elliott Street) – Beverly Commerce Park, LLC
  - Public Hearing - Open Space Residential Design (OSRD) #6-15 – Initial Review and Yield Plan – 2 Lots - 30 Foster Street – Lindallwood Realty Trust
  - Public Hearing – Special Permit #145-15, Site Plan Review #116-15 and Inclusionary Housing #8-15 – Construct multi-use building with 72 residential units and 72 parking spaces with retail/commercial space on ground floor – 131 Rantoul Street – Depot Square Phase III LLC

- Reconvene Meeting
- 2. Discussion/Decision: Open Space Residential Design #5-14 Initial Review and Yield Plan – 44 & 52 Standley Street – RC Realty Trust & Donna Sweeney.
- 3. Discussion/Decision: Special Permit Applications #143-15 and 144-15, Site Plan Review Application #115-15 and Inclusionary Housing Application #7-15 – 181 Elliott Street (aka 201 Elliott Street) – Beverly Commerce Park, LLP
- 4. Discussion/Decision: Open Space Residential Design (OSRD) #6-15 – Initial Review and Yield Plan – 2 Lots - 30 Foster Street – Lindallwood Realty Trust
- 5. Discussion/Decision: Special Permit #145-15, Site Plan Review #116-15 and Inclusionary Housing #8-15 –Construct multi-use building with 72 residential units and 72 parking spaces with retail/commercial space on ground floor – 131 Rantoul Street – Depot Square Phase III LLC
- 6. Six Month Review of “Vault Planting Area” plan – Special Permit #130-12, Site Plan #106-12 and Inclusionary Housing #3-12 - Approved April 8, 2014 – Enterprise Apartments – 79 Rantoul Street – Windover Enterprise LLC
- 7. Request to Set Public Comment Period and Public Hearing Date – Open Space Residential Design (OSRD) #7-15 – Initial Review and Yield Plan – 6 Lots – and Preliminary Subdivision Plan - 50 and 54 Boyles Street – Symes Development & Permitting LLC
- 8. New or Other Business
  - a. Community Preservation Committee Priorities for 2015
  - b. If any. This agenda item may include requests to set public hearing dates; requests to establish surety, sign plans, reduce or release performance bonds or other actions pertaining to the administration of subdivision approvals, which could include review and approval of preliminary subdivision plans; requests for minor modifications of site plans; requests for informal discussion over potential future projects; requests for administrative actions and/or recommendations pertaining to zoning amendments.
- 9. Approval of Minutes – January 13, 2015 (revised draft) and January 21, 2015
- 10. Adjournment